

To: Wyn Birkenthal[Wyn.Birkenthal@ci.bremerton.wa.us]
From: Patrick Vasicek
Sent: Thur 2/18/2010 9:49:34 PM
Subject: RE: Draft Agreement

Wyn,

I would like to walk the site with you. I am available tomorrow (Friday), if you have time. Mariner's landing has been part of the discussion in years past. Should I invite Trip McConkey? – he has been an advocate for this development.

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From: Wyn Birkenthal [mailto:Wyn.Birkenthal@ci.bremerton.wa.us]
Sent: Thursday, February 18, 2010 4:40 PM
To: Patrick Vasicek
Subject: RE: Draft Agreement

Patrick,

I was thinking Mariners Landing was on the waterfront brownfield (Pederson Oil Site) located near Olympic and Naval, it looks like it is on the other side of the existing marina attached to the condos. I'm not familiar with the McConkey-Sesko properties as they lie outside of the area we have targeted for a potential waterfront access park for Anderson Cove. It may be best for us to walk these sites to look for potential synergy of efforts.

In philosophy I support working waterfronts and public access, looking at the community needs in this area there is a lot to be gained by establishing some adjacent green space.

From: Patrick Vasicek [mailto:pvasicek@artanderson.com]
Sent: Thursday, February 11, 2010 7:51 PM
To: Wyn Birkenthal
Cc: Father Lappe; Dennis Kirkpatrick; Rob Henry; Greg York; Greg Jose; Eric L. Anderson
Subject: Draft Agreement

Wyn,

Here is an electronic copy of the rough draft agreement for Kiwanis Park.

Also, I attached copies of what we were planning for the McConkey & Sesko properties. Roger Lubovich and Phil Williams are aware that we had planned a light industrial development, with some residential on the second floor of some of the buildings. Trip McConkey and his father Paul have been in the loop on this also. Phil Williams has control over the grant funding & I believe that effort is finished – Geoengineers did a Remedial investigation and EPA followed up with a Targeted Brownfield Assessment effort. I suggested that we move forward with the development as the clean up – much like I did on many sites when I ran the Navy's Superfund program in the Northwest from 1989 – 2001. This is still a tremendous opportunity – it is billion

dollar property that lies there basically worthless. If I wanted to make a lot of money (but I don't) I would buy it myself, execute the clean up, and sell the developed assets for many, many millions. It is a perfect set-up for a very nice park, marina & public private venture with a boat manufacturer or maintenance operation.

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